



ACCESSORY DWELLING UNIT CRITERIA

Planning & Community Development

1. Only one accessory dwelling unit per lot, not subject to base density calculations.
2. Accessory dwelling unit may be located in the principal residence, or in a detached structure.
3. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner.
4. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.
5. Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.
6. Accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.
7. One additional off-street parking space shall be provided for the accessory dwelling unit.
8. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
9. Accessory dwelling unit shall comply with all applicable codes and standards.
10. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated.